

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 6, 2014



FP14-19: proposed Final Plat of 6 and 21 Crossing Commercial Subdivision

SIZE AND LOCATION: 7.219 acres of land out of Stephen F. Austin League, No. 10, A-83, wrapping around the north corner of North Earl Rudder Freeway (State Highway 6) and State Highway 21 East

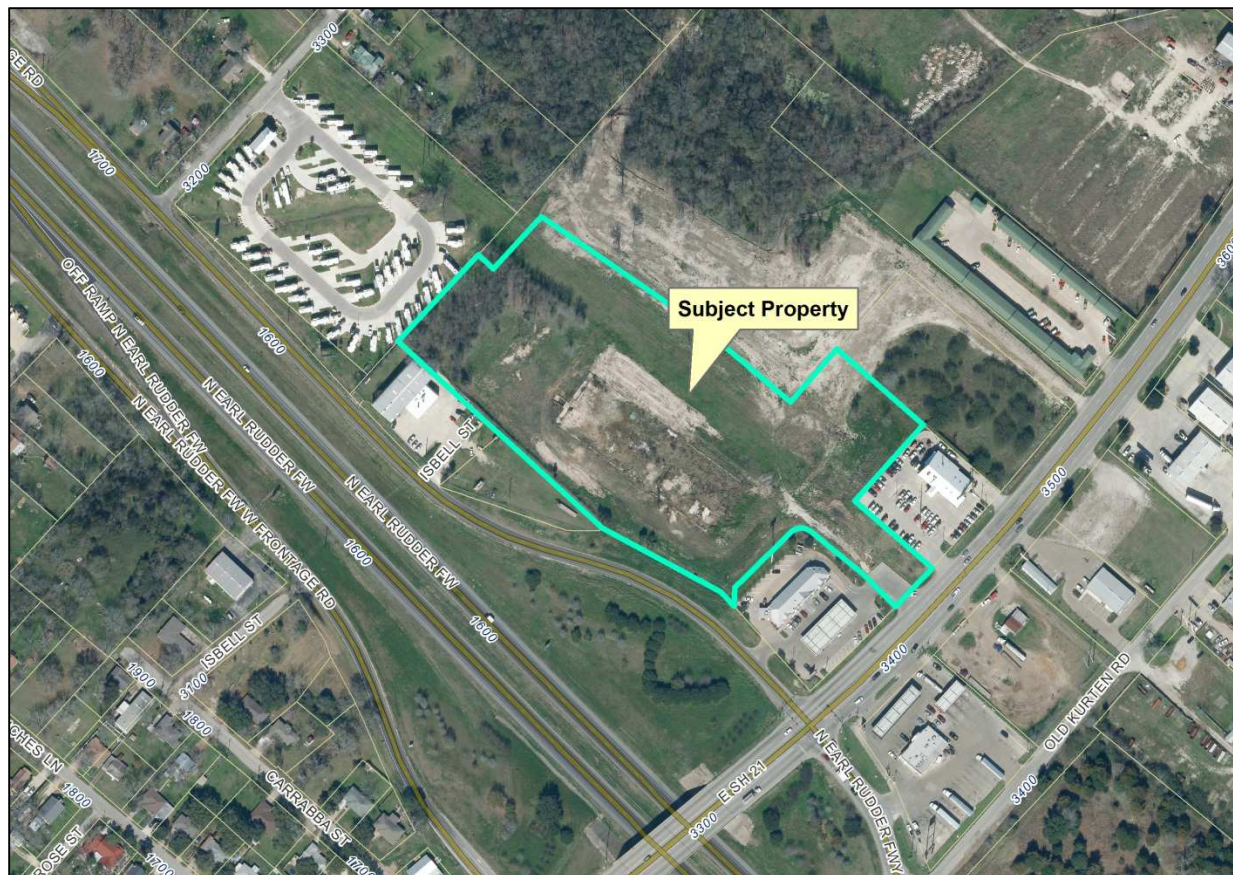
EXISTING LAND USE: vacant acreage

ZONING: C-3 (Commercial) District

APPLICANT(S): Justin Whitworth, Hwy 21 Joint Venture

AGENT(S): Schultz Engineering, LLC

STAFF CONTACT: Matthew Hilgemeier, Staff Planner



PROPOSED SUBDIVISION AND RECOMENDATION:

The proposed final plat of the 6 and 21 Crossing Commercial Subdivision will create four lots intended for commercial development on 7.219 acres located near the corner of State Highway 21 and North Earl Rudder Freeway Frontage Road. Lot sizes in this proposed commercial subdivision range from 1.3 acres to 2.17 acres. This subdivision will be accessed from both State Highway 21 and the North Earl Rudder Freeway Frontage Road.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.